



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION

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STEP 2: DETERMINATION of whether to PREFERABLY PRESERVE

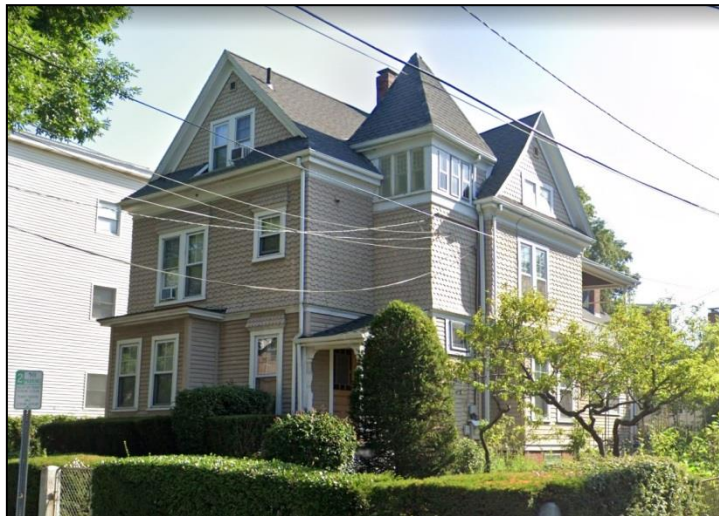
Site: 211 Holland Street

Case: HPC.DMO 2020-21

Applicant: Silva Realty 8, LLC
Owner: same as applicant

Proposal: *Demolish principal structure.*

HPC Meeting Date: November 17,
2020



I. MEETING SUMMARY: Determination of Significance

On Tuesday, October 20, 2020, the HPC voted the principal structure at 211 Holland Street to be “historically significant”.

In their deliberations the HPC noted that this structure was historically significant based on criteria “i” and “ii” of Section 2.17.B of the Demolition Review Ordinance (DRO) 2003-05. The HPC noted that, based on research conducted by members of the HPC and by staff, while it was interesting that Franklin Phillips lived at the property and was a City alderman they did not find that there was anything particularly remarkable of him to lend to the significance of the structure.

Rather, the HPC found the significance of the structure to be based on it being a good example of a Queen Anne home that is very intact externally, retaining a high degree of architectural integrity. The HPC

particularly noted the rarity of the still-extant square turret and that it is a survivor of an architectural presence that is dying in the City.

II. FINDINGS ON PREFERABLE PRESERVATION

If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a preferably preserved building or structure. (Ordinance 2003-05, Section 4.2.d) A determination regarding if the demolition of the subject building is detrimental to the architectural, cultural, political, economic, or social heritage of the City should consider the following:

How does this building or structure compose or reflect features which contribute to the heritage of the City?

- a) *What is the remaining integrity of the structure? The National Park Service defines integrity as the ability of a property to convey significance.*

As noted in the Historical Significance staff report:

The period of relevance for the house starts 1894-1895.

- a. Location: The structure is in its original location.

- b. Design: Largely Queen Anne. Two full floors and $\frac{3}{4}$ top floor. Prominent cross gable on right elevation. Pyramid-topped 2 $\frac{3}{4}$ -story right elevation tower. Inset front entry is covered with the front entry door located on the left wall. Wood front steps and flooring. Turned front entry supports. Main front façade is three bays wide at the first and second levels.

Sloped window hoods (all with staggered butt wood shingling) on the three front window bays that sit flush with the building façade.

First level front elevation protruding, squared bay. Enlivened siding transitions from horizontal clapboard on first level to a multiplicity of shingling styles on the façade: staggered butt, fish scale and hexagonal on the second level, and fish scale on the third level.

Small shed dormer on left elevation. A portion rear end of the left gable roofline slopes downward to the left property line to the first level, forming a two-story bay. Heavy, protruding cornice below main roof. Double window under front façade gable is deep set

into the protruding cornice itself. Sloped overhang present between first and second floors. Multiple window sizes forms as expected on a Queen Anne. Triple windows on tower are original.

At the rear of the building, the roof form changes again to a steeply sloped hip roof. The right elevation of this portion of the house presents a covered, open, second-level porch

resting over an enclosed first level. The left elevation of this rear portion of the house steps in significantly from the primary left façade. Overall, despite the right elevation of this portion of the house being visible from the public way, this rear, hip-roofed portion of the structure overall is subservient to the main body visually and physically in terms of its massing.

Two brick chimney stacks are extant.

- a. Materials: Wood frame; horizontal wood clapboarding on first level, ; staggered butt wood shingling, fish scale wood shingling, and hexagonal wood shingling on second level; fish scale shingles on top level. Wood trim. Brick foundation. Wood turned porch supports. Wood porch and front steps. Asphalt shingles. At least some wood windows. Brick chimney stacks.
- b. Alterations: Possible replacement in some locations. Possible addition of open covered porch at rear of structure.

Evaluation of Integrity: The building is extremely intact in terms of original form, massing, clear Queen Anne design and numerous architectural details. Also presents integrity of original location and most materials.

What is the level (local, state, national) of significance?

Local significance

What is the visibility of the structure with regard to public interest (Section 2.17.B.ii) if demolition were to occur?

The structure is highly visible along Holland Street.

What is the scarcity or frequency of this type of resource in the City?

As noted by the HPC in their determination of historical significance, this highly-intact Queen Anne is unique along Holland Street.

Upon a consideration of the above criteria, is the demolition of the subject building detrimental to the architectural, cultural, political, economic, or social heritage of the City?

Staff offers no assessment on this criterion.

IV. VOTE

1. The HPC must vote whether or not demolition of the structure at 211 Holland Street would be detrimental to the City in terms of impact on Somerville's

- architectural heritage
 - cultural heritage
 - political heritage
 - economic heritage
 - social heritage.
2. If the HPC determines that the demolition of the structure would be detrimental to the City based on any of the criteria above, the HPC must support its position with explanations of *why* demolition would be detrimental based on the evidence presented and observations made by the Commission.
 3. If the HPC determines that the demolition of the structure would *not* be detrimental to the City based on the criteria above, the HPC must support its position with explanations of *why* demolition would not be detrimental.